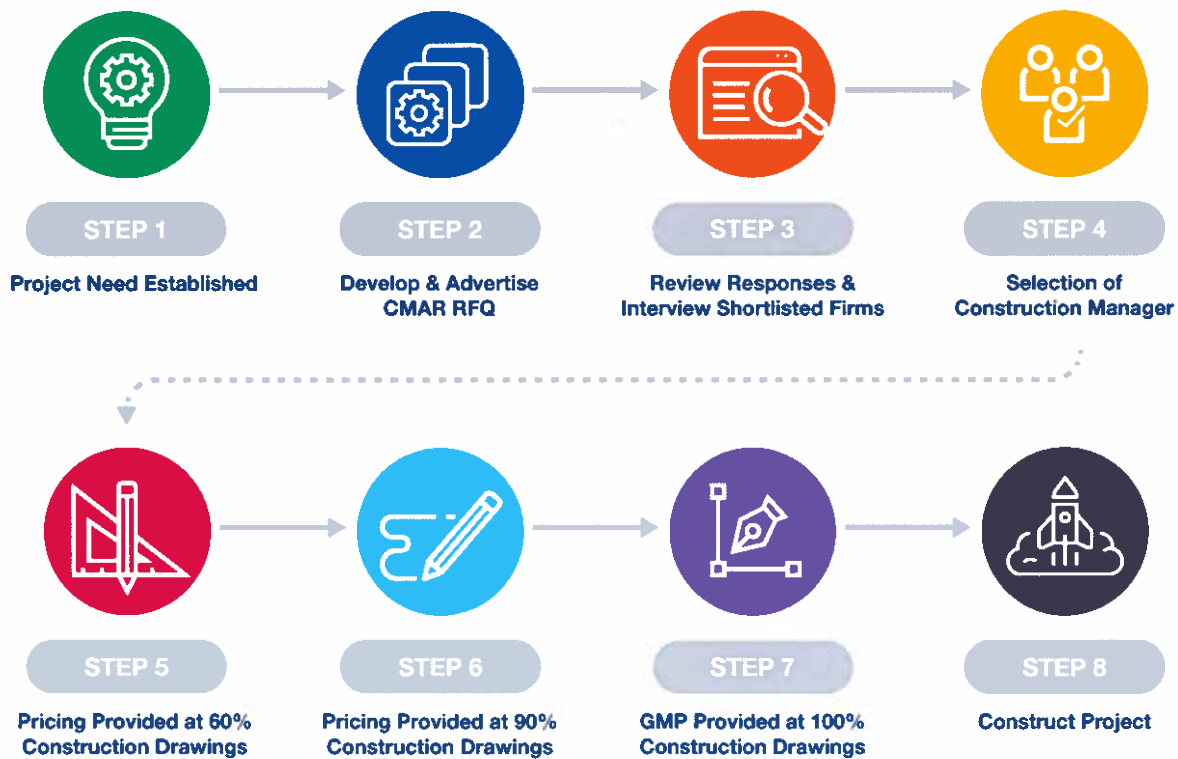


# Benefits

- **Qualify, interview, & select your contractor**
- **General contractor input throughout design process:**
  - Cost analysis
    - 60% Budget
    - 90% Budget
  - Constructability reviews
- **Ability to execute design and construction concurrently**
- **Develops a greater sense of partnership among owner, contractor, and designer**
- **Opportunity for cost savings:**
  - Design process
  - Potential savings refund
- **Develop and manage construction schedule throughout design process**
- **Exceed public expectations**
- **Reduction of risk**
- **Owner retains right to publicly bid**



# Project Process



# Requirements

- Construction Documents must not be beyond 30% complete
- Estimated project size must exceed \$5 million to utilize this delivery method
- Owner must advertise RFQ publicly
- Selection Committee requirements:
  - One licensed contractor not involved in project
  - One design professional not involved in project
  - One owner's representative
  - Two members at large

\*Full CMAR requirements are outlined in Louisiana State Law RS 38:2225.2.4

## Summary

Construction Management at Risk (CMAR) is a project delivery method newly available to public owners in the state of Louisiana. CMAR is a cost-effective and efficient alternative to the traditional design-bid-build process. The CMAR method allows the owner to select a qualified General Contractor through an interview process.

Until recently, Louisiana public owners were required to depend on the design-bid-build delivery method for their building construction needs. This rigid process required public owners to choose a contractor based entirely on

the contractor who submits the lowest bid, regardless of their ability to produce the project.

The CMAR method teams the owner, designer, and contractor together to work on the project from inception through completion. This collaboration allows projects to be built more efficiently and with reduced unexpected costs.